

TRANSFER
TAX
PAID

43-68

WARRANTY DEED

025400

RALPH W. SMITH and EMMA M. SMITH of Waterville, County of Kennebec and State of Maine for consideration paid, grant to BRUCE A. DUDLEY and of Waterville, County of Kennebec and State of Maine with WARRANTY COVENANTS, as joint tenants, the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

A certain lot or parcel of land with the buildings thereon, situate in Waterville, County of Kennebec and State of Maine, more particularly bounded and described as follows:

Being Lot No. Seventy-Eight (78) on Plan of Rosemar Park as amended, made for L. N. Violette Co., Inc., April 1951, and recorded in Kennebec Registry of Deeds, Plan Book 17, Pages 86 and 87, to which plan reference is made for a more particular description, and being part of the same premises conveyed to the late Louis N. Violette by Lois E. Mann et. al. by deed of December 11, 1949, recorded in said Registry in Book 865, Page 131.

This conveyance is made upon the express conditions and subject to the following restrictions:

- 1) That no building, or any part of a building, including porches, shall ever be erected, or allowed to stand upon said lot within twenty-five (25') feet of Violette Avenue or within twenty-five (25') feet of Cool Street, or within five (5') feet of the west or north boundary lines;
- 2) That no residences for more than two families will be built thereon;
- 3) That no trade or business will be carried on thereon;
- 4) That the lot will not be used for the storage of any new or secondhand goods, automobiles, machines, junk or salvage material of any kind;
- 5) That no separate garage shall be built thereon larger than twenty (20') feet by twenty (20') feet, two (2) car; and that the front of said garage shall not be nearer to Violette Avenue or Cool Street than thirty-five (35') feet;
- 6) That no dwelling house costing less than six thousand (\$6,000.00) Dollars shall be built thereon.

Being the same premises conveyed to Ralph W. Smith and Emma M. Smith by warranty deed from Darryl W. Puzan, dated July 31, 1982 and recorded in the Kennebec County Registry of Deeds in Book 2493, Page 225.

43-68

WITNESS our hands and seals this ____ day of September, 1996.

X *Linda J. Parker*
WITNESS

X *Daniel C. Johannes*
RALPH W. SMITH, by Daniel C.
Johannes under Power of Attorney
dated July 25, 1996

X *Linda J. Parker*
WITNESS

X *Daniel C. Johannes*
EMMA M. SMITH, by Daniel C.
Johannes under Power of Attorney
dated July 25, 1996

COMMONWEALTH OF PENNSYLVANIA
Allegheny Cty, ss.

September 19, 1996

Then personally appeared the above named DANIEL C. JOHANNES, who
signed the foregoing instrument as the attorney of the above-named
Ralph W. Smith and Emma M. Smith and acknowledged the foregoing
instrument to be his free act and deed.

Before me,

X *Carolyn M. Garufi*
Notary Public

96J03-dud-wd

Notarial Seal
Carolyn M. Garufi, Notary Public
Plum Boro, Allegheny County
My Commission Expires Jan. 19, 1998
Member, Pennsylvania Association of Notaries



RECEIVED KENNEBEC SS.

1996 SEP 25 AM 9:00

ATTEST: *Donald B. B...*
REGISTER OF DEEDS